



ASSOCIATION NEWSLETTER

February 2, 2011

ANNUAL MEETING HELD

The Annual Membership Meeting was held on January 13, 2011, at 6PM, at the Goleta Valley Community Center (GVCC), 5679 Hollister Ave, Goleta. There were 92 units represented in person or by proxy, constituting a quorum. The following members were elected: Christine Hall & Nathan Walter for 2 years and John Morneault & Craig Nicholson for 1 year.

Your 2011 Board consists of the following officers:

Nathan Walter	Pres	2013
Chris Hall	Sec	2013
Todd Matson	Treas	2012
John Morneault	VP	2012*
Craig Nicholson	VP	2012*

*Denotes completing the term of previous board member that resigned in mid-term.

At the Meeting, the membership also approved the Excess Fee Resolution, thanked the Board for all their work and ratified their decisions on behalf of the Association.

The Association would like everyone who attended the meeting and those who returned their proxies.

FOUNDATION WORK AT BLDG 7606 TO BEGIN

The foundation work at 7606 is scheduled to begin on Thursday, February 3, 2011. The working of shoring the foundation is expected to last until Mid-March. The construction crew

will begin around 7AM each day (Mon-Fri) and should be finished by 3PM or so. Unfortunately, there will be some noise and dust. We apologize in advance for any inconvenience. Thank you for your patience and cooperation.

REMOVAL OF DEBRIS FROM LANDINGS & BALCONIES URGED

If you live on the 2nd or 3rd floor, once in awhile, please take a moment to sweep up the debris (leaves, twigs, etc). Over time, these things tend to clog up the scuppers that drain the water from the balconies. Thank you for your help.

MOTORCYCLES & SCOOTERS SHOULD PARK IN DESIGNATED SPACES

As you know, parking spaces are at a premium throughout the complex. If you have a motorcycle or scooter, please refrain from taking up a whole unassigned parking stall. Please park in the motorcycle designated space. Your neighbors appreciate your consideration.

DEHUMIDIFIERS SUGGESTED DURING RAINY SEASON

During rainy season, in order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave a door or window open for fresh air.

EMAIL AUTHORIZATION FORM INCLUDED –MANY STILL OUTSTANDING

Included with this newsletter is another form to authorize the association to send meeting notices and other documents by email rather than by regular mail. Most owners are already receiving email newsletters, but State law requires certain documents to be mailed unless there is a written authorization. If you are willing to help reduce mailing costs and are able to accept Emails, please fill out and return the authorization. (If you have already returned this form, please ignore this reminder). It may be faxed, mailed, or emailed. Thank you.

ASSOCIATION TO REPAIR LEAKY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be repairing a leaking pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

NEW INFORMATION NEEDED

If you have new phone numbers, tenants, or e-mail/mailling address, please notify the Association in writing at the address below. It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING

The next monthly Board Meeting is scheduled for **February 9, 2011, at 6PM, at the Meeting Room of 7610 Hollister**. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda will be posted at the mailbox area and/or on the website several days before.

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